



Property Committee

REGULAR MEETING AGENDA

January 26, 2007
8:30 a.m.

South Florida Regional Transportation Authority

Board Room

800 NW 33rd Street, Suite 100
Pompano Beach, Florida 33064

www.sfrta.fl.gov

FOR FURTHER INFORMATION CALL WILLIAM CROSS AT (954) 788-7916

Members

George Morgan, Jr., Chair
Bill T. Smith, Vice-Chair

Directions to SFRTA: I-95 to Copans Road. Go west on Copans to North Andrews Avenue Ext. and turn right. Go straight to Center Port Circle, which is NW 33rd Street, and turn right. SFRTA's offices are in the building to the right. The SFRTA offices are also accessible by taking the train to the Pompano Beach Station. The SFRTA building is South of the station. Parking is available across the street from SFRTA's offices, at the Pompano Beach Station.

PROPERTY COMMITTEE MEETING
OF JANUARY 26, 2007

The meeting will convene at 8:30 a.m., and will be held in the Board Room of the South Florida Regional Transportation Authority, Administrative Offices, 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

CALL TO ORDER

AGENDA APPROVAL – Additions, Deletions, Revisions

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – [MOTION TO APPROVE](#): Minutes of Property Committee Meeting of October 27, 2006

C2 – [MOTION TO APPROVE](#): Minutes of Property Committee Meeting of December 15, 2006

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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R1 – [MOTION TO RECOMMEND](#): Criteria List for Evaluating Potential Sites for SFRTA Administrative Facility

R2 – [MOTION TO RECOMMEND](#): Boca Raton Station Phase II Joint Development Project Implementation Schedule

R3 – [MOTION TO RECOMMEND](#): Modification to Purchase Order No. 05-000380 with Holland & Knight, LLP for Special Legal Services related to the Boca Raton Phase II Joint Development Project

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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I1 – [INFORMATION](#): Tri-Rail Station Parking and Circulation Study

I2 – [INFORMATION](#): Station Area Land Use, Zoning & Government-Owned Properties

OTHER BUSINESS

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

PROPERTY COMMITTEE MEMBER COMMENTS

ADJOURNMENT

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, must at least 48 hours prior to the meeting, provide a written request directed to the Planning and Capital Development Department at 800 NW 33rd Street, Suite 100, Pompano Beach, Florida, or telephone (954) 942-RAIL (7245) for assistance; if hearing impaired, telephone (800) 273-7545 (TTY) for assistance.

Any person who decides to appeal any decision made by the South Florida Regional Transportation Authority Property Committee with respect to any matter considered at this meeting or hearing, will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

MINUTES
PROPERTY COMMITTEE MEETING
OF OCTOBER 27, 2006

The Property Committee meeting was held at 8:30 a.m. on Friday, October 27, 2006 in the Board Room of the South Florida Regional Transportation Authority (SFRTA), Administrative Offices, located at 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

COMMITTEE MEMBERS PRESENT:

Mr. George Morgan, Jr., SFRTA Board Member and Property Committee Chair
Mr. Bill Smith, SFRTA Board Member and Property Committee Vice-Chair

COMMITTEE MEMBERS ABSENT:

Commissioner James Scott, SFRTA Board Chair

ALSO PRESENT:

Commissioner Jeff Koons, SFRTA Board Member
Mr. Joseph Giulietti, SFRTA Executive Director
Mr. Jack Stephens, SFRTA Deputy Executive Director
Ms. Bonnie Arnold, SFRTA
Mr. Brad Barkman, SFRTA
Ms. Loraine Cargill, SFRTA
Mr. William Cross, SFRTA
Ms. Diane Hernandez Del Calvo, SFRTA
Mr. Michael Masanoff, Cypress Creek Partners, LLC
Ms. Renee Mathews, SFRTA
Mr. Dan Mazza, SFRTA
Ms. Teresa Moore, Greenberg Traurig
Mr. Jeff Olson, SFRTA
Ms. Flavia Silva, SFRTA
Ms. Lynda Kompelien Westin, SFRTA
Mr. Edward Woods, SFRTA
Mr. Joseph Yesbeck, Carter Burgess

CALL TO ORDER

The Chair called the meeting to order at 8:35 a.m.

AGENDA APPROVAL – Additions, Deletions, Revisions

Mr. Smith moved for approval of the Agenda. The motion was seconded by the Chair.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Agenda unanimously approved.

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

Mr. Masanoff, Cypress Creek Partners, LLC, requested to address the Property Committee after Agenda Item I4.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – MOTION TO APPROVE: Minutes of Property Committee Meeting of September 22, 2006

Mr. Smith moved for approval of the Consent Agenda. The motion was seconded by the Chair.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Consent Agenda unanimously approved.

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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There were no Regular Agenda Items at this meeting.

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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I1 – INFORMATION: Tri-Rail Station Area Land Use, Zoning and Government Owned Properties

Mr. Cross, Manager of SFRTA’s Planning & Capital Development Department, stated that at the September 22, 2006 Property Committee meeting, staff was directed to prepare land use, zoning, and government owned property maps within a half mile of each Tri-Rail station. Mr. Cross provided a presentation which included the requested information.

The Chair requested that Committee members and staff review the maps and identify those government owned properties that may be of interest to SFRTA.

The Chair moved the discussions to the next item on the Agenda.

I2 – INFORMATION: Tri-Rail Boca Raton Station – Phase II Joint Development Project

Mr. Cross stated that at the August 25, 2006 Property Committee meeting, staff was directed to meet with the City of Boca Raton (City) to discuss the development plan and possible additional uses for the Boca Raton property and, to report back to the Committee with results of the discussions. Mr. Cross reported that the meeting was positive and that City staff noted the extension of the Development of Regional Impact (DRI) for the Boca T-Rex Center through November 2008 has been approved.

The Chair requested another meeting with the City Mayor and City Manager to continue discussions for the site usage prior to the next Property Committee meeting.

Mr. Smith suggested that staff explore locating the SFRTA Administrative Facility at the Boca Raton Station site.

Mr. Giulietti pointed out that the SFRTA Governing Board will need to approve the location of SFRTA Administrative Facility.

The Chair moved the discussions to the next item on the Agenda.

I3 – INFORMATION: New Station Needs Assessment

Mr. Cross stated that SFRTA will initiate a major update of its Transit Development Plan (TDP) and staff anticipates that the scope of the TDP will address the future operational needs of Tri-Rail and include a comprehensive evaluation of potential new station locations along the current 72-mile corridor.

The Chair moved the discussions to the next item on the Agenda.

I4 – INFORMATION: SFRTA Proposed Administrative Facility at Cypress Creek

The Chair briefed the Committee about SFRTA plans to build an Administrative Facility at Cypress Creek and stated that over the past three years, staff has been evaluating the property and putting together preliminary building plans and cost estimates. The Chair continued stating that he wanted to bring this item back for discussion and did not want to limit possibilities to just the Boca Raton or the Cypress Creek sites and requested staff to look at other opportunities along the rail corridor.

Mr. Masanoff, Cypress Creek Partners, LLC (CCP), addressed the Committee regarding the Cypress Creek site. Mr. Masanoff stated that CCP planned to construct a mixed-use transit-oriented development on the FDOT property and would like to enter into an agreement with SFRTA to relocate approximately 268 parking spaces to the SFRTA site at Cypress Creek.

The Chair stated that the Committee will look into a location for the SFRTA Administrative Facility and that at this time it is premature to make any plans regarding the Cypress Creek property.

The Chair moved the discussions to the next item on the Agenda.

OTHER BUSINESS

There was no Other Business discussed at this meeting.

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

There were no Reports/Comments from the SFRTA Executive Director.

PROPERTY COMMITTEE MEMBER COMMENTS

There were no Comments from the Property Committee Members.

ADJOURNMENT

The meeting was adjourned at 9:40 a.m.

MINUTES
PROPERTY COMMITTEE MEETING
OF DECEMBER 15, 2006

The Property Committee meeting was held at 8:30 a.m. on Friday, December 15, 2006 in the Board Room of the South Florida Regional Transportation Authority (SFRTA), Administrative Offices, located at 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

COMMITTEE MEMBERS PRESENT:

Mr. George Morgan, Jr., SFRTA Board Member and Property Committee Chair
Mr. Bill Smith, SFRTA Board Member and Property Committee Vice-Chair

ALSO PRESENT:

Mr. Joseph Giulietti, SFRTA Executive Director
Mr. Jack Stephens, SFRTA Deputy Executive Director
Ms. Bonnie Arnold, SFRTA
Mr. Brad Barkman, SFRTA
Mr. Chris Barton, Kimley-Horn & Associates
Mr. Jim Blosser, Blosser & Sayfie
Ms. Loraine Cargill, SFRTA
Ms. Brandy Creed, Carter & Burgess
Mr. William Cross, SFRTA
Mr. Paul Dorling, City of Delray Beach
Ms. Diane Hernandez Del Calvo, SFRTA
Mr. Neisen Kasdin, SFRTA Board Member (Via Telephone)
Ms. Mary Jane Lear, SFRTA
Mr. Michael Masanoff, Cypress Creek Partners, LLC
Ms. Renee Mathews, SFRTA
Mr. Dan Mazza, SFRTA
Ms. Teresa Moore, Greenberg Traurig
Mr. Jeff Olson, SFRTA
Mr. Gerry O'Reilly, FDOT, District IV
Ms. Flavia Silva, SFRTA
Ms. Lynda Kompelien Westin, SFRTA
Mr. Edward Woods, SFRTA

CALL TO ORDER

The Chair called the meeting to order at 8:30 a.m.

AGENDA APPROVAL – Additions, Deletions, Revisions

Mr. Giulietti requested the Agenda to be amended to move Item I2 – City of Delray Beach Redevelopment Plans – as the first item of the Agenda.

The Chair requested the Agenda be amended to reflect Item I2 as the first Item to be addressed.

Mr. Smith moved for approval of the amended Agenda. The motion was seconded by the Chair.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Agenda approved as amended.

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

There were no Matters by the Public.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – MOTION TO APPROVE: Minutes of Property Committee Meeting of October 27, 2006

Mr. Smith stated that he would like to review the October 27, 2006 Property Committee recording prior to approving the Consent Agenda.

The Chair deferred Item C1 of the Consent Agenda to the next Property Committee meeting.

The Chair called for further discussion and/or opposition. Upon hearing none, the Chair declared the Item deferred to the next meeting of the Property Committee.

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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R1 - MOTION TO RECOMMEND: Boca Raton Station Phase II Joint Development Project Implementation Plan

The Chair stated that per the request of the Property Committee, SFRTA staff and himself, met with the City of Boca Raton Mayor and City Manager on December 1, 2006. The Chair continued stating that both the City Mayor and City Manager were favorable to SFRTA plans to develop the Boca Raton Station site to accommodate 60,000 square feet of office and 10,000 square feet of retail and confirmed that the DRI for the Boca T-Rex Development was extended through November 30, 2008.

There was discussion amongst the Property Committee members and SFRTA staff regarding the cost of hiring a Team of Consultants to support SFRTA’s efforts in the planning phase of the transit oriented-development at the Boca Raton Station site.

The members of the Property Committee requested staff to provide a cost estimate for hiring the consultants to support SFRTA staff to move forward with the Boca Raton Station Implementation Plan.

The Chair moved to defer item R1 – Motion to Recommend the Boca Raton Station Phase II Joint Development Project Implementation Plan – to the next Property Committee meeting and, directed staff to include a cost estimate for the consultants in order to move forward with the Implementation Plan.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Item deferred to the next meeting of the Property Committee.

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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I2 – PRESENTATION: City of Delray Beach Redevelopment Plans

Mr. Dorling, Planning and Zoning Director for the City of Delray Beach, provided a brief overview of the Redevelopment Plans for the City of Delray Beach (City). Mr. Dorling stated that Palm Beach County (PBC) owns a parcel adjacent to the Delray Beach Tri-Rail Station and, the City entered into and Agreement with PBC to relocate their buildings and allow use of the County parcel for 100% workforce housing. Mr. Dorling continued stating that the City may have to subsidize structured parking on the County parcel and keep Tri-Rail's existing 174 spaces.

Mr. Smith stated that the Property Committee supports these redevelopments and requested Mr. Dorling to return to a future meeting of the Property Committee to report on the progress of the plans.

The Chair moved the discussions to the next item on the Agenda.

I1 – INFORMATION: Cypress Creek Partners Parking Proposal

Mr. Blosser, Blosser & Sayfie, representing Cypress Creek Partners (CCP) addressed the Property Committee requesting SFRTA's agreement to transfer and relocate 268 surface parking spaces from the Cypress Creek Park & Ride site located at the southwest corner of Interstate 95 and Cypress Creek Road (East Property), to the SFRTA property west of the Tri-Rail Cypress Creek Station (West Property).

Ms. Creed, Carter and Burgess, addressed the Property Committee regarding the future plans for the parking lot to be built on the West Property.

Mr. Masanoff stated that currently there is an Agreement between Northwestern Mutual (NWM), FP&L and SFRTA regarding the obligations to build the roadway and, it is his understanding that the roadway is to be dedicated as a public road with NWM being responsible for the construction.

Mr. Masanoff continued stating that if NWM fails to construct the roadway, CCP will be responsible for the expansion of the roadway.

The Chair requested staff to identify NWM obligations in relation to the construction of the roadway.

Mr. O'Reilly, Florida Department of Transportation (FDOT) District IV, stated that FDOT supports the parking lot concept.

Mr. Smith requested a copy of the Deed and the Title Policy for the Tri-Rail Cypress Creek property.

Mr. Morgan stated that he spoke directly to Mr. Wolfe; FDOT's District IV Secretary, on this matter and stated that Mr. Wolfe made it clear that FDOT is not mandating that SFRTA accepts this proposal however; FDOT is requesting SFRTA's consideration to the matter.

Mr. Kasdin, SFRTA Board Member, joined the meeting via telephone at 10:05 am.

Mr. Blosser continued stating that the proposal is to relocate the surface parking spaces from the East Property to the West Property; the term will be co-existing with the 99 year lease that exists on the Cypress Creek FDOT lot; the design will include parking spaces and a bus depot. Mr. Blosser stated that the terms are contingent on CCP entering into an appropriate lease amendment providing FDOT's consent to relocate the parking spaces to the west property and eliminating CCP's further obligations with respect to such spaces and, FDOT's agreement to eliminate the obligation to construct the elevated pedestrian bridge.

Mr. Masanoff stated that CCP will review the jurisdictional issues of the property to see whether or not there are any environmental issues.

Ms. Moore stated that previously there were discussions regarding SFRTA's ability to enter into an Agreement with CCP because of the relationship of a former Board Member, Mr. Michael Masanoff, however; the two year period of time after leaving the Board will end in January 2007 and continued stating that it was her understanding that FDOT indicated that it would prefer the SFRTA to enter into an Agreement directly with CCP. Ms. Moore pointed out that CCP is requesting the Property Committee to approve a concept only however; per SFRTA's bylaws the Property Committee has only an advisory capacity, and any decision by this Committee is advisory in nature and subject to final approval of SFRTA's Governing Board.

Mr. Smith moved to direct staff to move forward, with Mr. Morgan's participation, to negotiate with Cypress Creek Partners. The results of the negotiations are to be reported back to the Property Committee for approval and transmittal to the SFRTA Governing Board. The motion was seconded by the Chair.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the motion approved. The Chair moved the discussions to the next item on the Agenda.

I3 – INFORMATION: Administrative Facility Site Comparative Analysis

The Chair requested a recess at 10:45 am.

The Property Committee reconvened at 10:50 am.

Mr. Barton, Kimley-Horn & Associates (KH), stated that the services of KH were retained through a standing contract between SFRTA and KH under Work Order number 10 to perform an analysis of potential sites and identify the feasibility for accommodating SFRTA's Administrative Facility.

Mr. Smith requested a copy of Work Order 10.

Mr. Barton continued stating that to perform a comparative analysis for the development of 60,000 square feet, a list of sites were identified by staff which included SFRTA owned properties - 2.8 acres at the Boca Ration Station; 3 acres to the west of the Deerfield Beach station; 6.8 acres to the west of the Cypress Creek station; 4.4 acres on the east side and 1.4 acres on the west side of the Pompano Beach station. Mr. Barton added that the analysis also included the purchase, expansion and upgrading of the existing leased administrative facility adjacent to the Pompano Beach station and the renewed leasing of the administrative facility adjacent to the Pompano Beach station with the owner providing the expansion and upgrades to the facility.

Mr. Barton pointed out that the site analysis criteria included future land use; rezoning, platting, time frame for development; site accessibility; proximity to planned FEC Tri-Rail transfer, environmental conditions; height and FAA requirements; future expansion capabilities; parking requirements for the Administrative Facility and station demands, and administrative facility development costs.

Mr. Smith presented a matrix for determining the geographic location of SFRTA Administrative Facility.

Mr. Kasdin disconnected from the Conference Call.

There was discussion amongst the Property Committee members and staff was instructed to proceed with the development of a criteria list to determine the Administrative Facility location with the discretion to use Consultants as necessary. Staff was also directed to include possible site locations for the Administrative Facility once the criteria list is established and approved.

The Chair moved the discussions to the next item on the Agenda.

I4 – INFORMATION: Tri-Rail Station Parking and Circulation Study

The Chair deferred Item I4 of the Agenda to the next Property Committee meeting.

The Chair called for further discussion and/or opposition. Upon hearing none, the Chair declared the Item deferred to the next meeting of the Property Committee.

The Chair moved the discussions to the next item on the Agenda.

I5 – INFORMATION: Station Area Land Use, Zoning & Government-Owned Properties

The Chair deferred Item I5 of the Agenda to the next Property Committee meeting.

The Chair called for further discussion and/or opposition. Upon hearing none, the Chair declared the Item deferred to the next meeting of the Property Committee.

The Chair moved the discussions to the next item on the Agenda.

OTHER BUSINESS

There was no Other Business discussed at this meeting.

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

There were no Reports/Comments from the SFRTA Executive Director.

PROPERTY COMMITTEE MEMBER COMMENTS

There were no Comments from the Property Committee Members.

ADJOURNMENT

The meeting was adjourned at 11:25 a.m.

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING: JANUARY 26, 2007

AGENDA ITEM REPORT

☐ Consent ☒ Regular ☐ Public Hearing

LIST OF CRITERIA FOR EVALUATING POTENTIAL SITES
FOR SFRTA ADMINISTRATIVE FACILITY

REQUESTED ACTION:

MOTION TO RECOMMEND: List of Criteria for Evaluating Potential Sites for the South Florida Regional Transportation Authority (SFRTA) Administrative Facility.

SUMMARY EXPLANATION AND BACKGROUND:

At the October 27, 2006 Property Committee Meeting, the Committee requested staff to begin an evaluation of potential sites along the South Florida Rail Corridor that could accommodate the Authority's Administrative staff and functions.

At the December 15, 2006 Property Committee Meetings, staff developed a draft report for the Committee's review. However, the Committee requested staff to expand the list of evaluation criteria and bring back to the Committee and the Board for final approval.

Department: Planning & Capital Development

Department Director: Jack Stephens

Project Manager: Loraine Cargill

FISCAL IMPACT: N/A

EXHIBITS ATTACHED: [Exhibit 1: List of Criteria for Evaluating Sites for
SFRTA Administrative Facility](#)
 [Exhibit 2: Criteria List from Bill Smith](#)

CRITERIA LIST FOR EVALUATING POTENTIAL SITES
FOR SFRTA ADMINISTRATIVE FACILITY

Committee Action:

Approved: _____ Yes _____ No

Vote: _____ Unanimous

Amended Motion:

George Morgan	_____	Yes	_____	No
Bill T. Smith	_____	Yes	_____	No

**CRITERIA LIST FOR EVALUATING SITES FOR
SFRTA ADMINISTRATIVE FACILITY**

1. COMPATIBLE LAND USE
2. COMPATIBLE ZONING
3. PLATTING REQUIRED
4. EXISTING ENTITLEMENTS
5. WITHIN MULTIMODAL TRANSPORTATION DISTRICT
6. ENVIRONMENTALLY CLEAN SITE
7. TIMEFRAME FOR DEVELOPMENT
8. EAST-WEST ACCESSIBILITY & VISIBILITY
9. NORTH-SOUTH ACCESSIBILITY & VISIBILITY
10. ACCESSIBILITY TO RECREATIONAL FACILITIES
11. ACCESSIBILITY TO SHOPPING & RESTAURANTS
12. ACCESSIBILITY TO HOTELS/MOTELS/RESORTS
13. AIRPORT & SEAPORT CONNECTIONS
14. PROXIMITY TO EXISTING CORPORATE CENTERS
15. PROXIMITY TO EXISTING GOVERNMENT & COMMUNITY CENTERS
16. PROXIMITY TO SCHOOLS
17. PROXIMITY TO HEALTHCARE FACILITIES
18. PROXIMITY TO MAJOR POWER SOURCE/GENERATOR
19. CONNECTIONS TO FIBER OPTIC NETWORK
20. PROXIMITY TO EXISTING TRI-RAIL/PROPOSED FEC STATION
21. ADJACENT TO HIGH DENSITY EMPLOYMENT & RESIDENTIAL AREAS
22. FUTURE EXPANSION CAPABILITIES
23. ADEQUATE PARCEL SIZE
24. SFRTA OWNED-PARCEL
25. SUFFICIENT PARKING

Matrix for Determining geographic location of SFRTA Corporate Headquarters

	Within 1/8, 1/4 or 1 mile	Location A	Location B	Location C
Criteria for consideration				
Access				
E-W				
N-S				
Airport				
Corporate Center				
Courthouse				
Dining Facilities				
Electric				
Employment				
Employment Services in Area				
Fiber Optics				
Generator/Redundancy Power Source				
Health Care Facilities				
Hotel/Motel/Resort Facilities				
Major Employer				
MMTD Multi Modal Transportation District Overlay				
Proximate Location within the service district				
Recreational Facilities				
Regional Mall				
Religious Places of Worship				
Schools				
Seaport				
Sports Facility				
Users				
Visibility				
Tabulation				

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING: JANUARY 26, 2007

AGENDA ITEM REPORT

☐ Consent ☒ Regular ☐ Public Hearing

BOCA RATON STATION PHASE II JOINT DEVELOPMENT PROJECT
IMPLEMENTATION PLAN

REQUESTED ACTION:

MOTION TO RECOMMEND: Implementation Plan for Tri-Rail Boca Raton Station Phase II Joint Development Project.

SUMMARY EXPLANATION AND BACKGROUND:

At the August 25, 2006 Property Committee meeting, the Property Committee agreed to cancel on-going negotiations with San Remo development and directed SFRTA staff with George Morgan's participation to meet with the City of Boca Raton (City) to discuss the development potential of SFRTA's Boca Raton Station Phase II Joint Development Project (Phase II Project) and report these discussions back to the Property Committee.

On September 14, 2006, staff met with Carmen Annunziato, City Planning and Zoning Director, and Jorge Camejo, City Director of Development Services to discuss modifying the development program from 50,000 square feet of office and up to 20,000 square feet of retail to 60,000 square feet of office and only 10,000 square feet of retail, to better align with the market. City Staff was generally supportive of the concept. The City also confirmed that the current build-out date for the Development of Regional Impact (DRI) for the Boca T-Rex Development is November 30, 2008, allowing the SFRTA a two-year timeframe to secure a building permit.

(Continued on page 2)

Department: Planning & Capital Development
Department Director: Jack Stephens
Project Manager: Loraine Kelly- Cargill

FISCAL IMPACT: Funding for this project in the amount of \$195,000 will be funded from SFRTA's Fiscal Year 2006 - 2007 Capital Improvement Program.

EXHIBITS ATTACHED: [Exhibit 1: Cost Estimates from Siemon & Larsen, Kimley-Horn & Associates and Treasure Coast Regional Planning Council](#)
[Exhibit 2: Phase II Joint Development Project Implementation Plan](#)

BOCA RATON STATION PHASE II JOINT DEVELOPMENT PROJECT
IMPLEMENTATION PLAN

SUMMARY EXPLANATION AND BACKGROUND: (Continued)

In order to expedite the development process, the City staff suggested that: (1) SFRTA perform all due diligence work and obtain the necessary City approvals prior to securing a developer for the Property; and (2) that SFRTA assemble a consultant team that is familiar with the City's site planning approval process.

On December 1, 2006, Mr. Morgan and staff met with Mr. Steven Abrams, City Mayor and Mr. Leif Ahnell, City Manager. Both were also supportive of the SFRTA plans to develop the Phase II Project to accommodate 60,000 square feet of office and 10,000 square feet of retail, and generally supportive of less restrictive signage for the retail than originally approved by the City.

At the December 15, 2006, Property Committee Meeting, the Property Committee requested staff to bring back a list of consultants and their cost estimates for implementing the Phase II Project. The Consultant Team being proposed includes Siemon & Larsen to resolve DRI and Zoning issues related to the site; Kimley-Horn & Associates to perform an updated Traffic Study, Market Study and assist with Bid Preparations; and the Treasure Coast Regional Planning Council which will assist with site plan reviews and coordination and approval of developer's site plan with the City. The total cost for consultant services are estimated at \$195,000, including a 15% contingency (Exhibit 1).

Staff has determined through preliminary discussions with our proposed consulting team that the DRI must be amended through a Notice of Proposed Change (NOPC) process to convert the entitlements to 60,000 square feet of office and 10,000 square feet of retail. A time extension of at least two years to the DRI would also be pursued as part of the NOPC. Exhibit 2 provides an implementation plan for developing the Phase II Project and obtaining a building permit from the City by December 2008.

BOCA RATON STATION PHASE II JOINT DEVELOPMENT PROJECT
IMPLEMENTATION PLAN

Committee Action:

Approved: _____ Yes _____ No

Vote: _____ Unanimous

Amended Motion:

George Morgan	_____	Yes	_____	No
Bill T. Smith	_____	Yes	_____	No

MEMORANDUM	
TO	Lorraine Cargill, Transportation Planning Manager, SFRTA
FROM	Kim DeLaney, Growth Management Coordinator, TCRPC
DATE	January 5, 2007
RE	Boca TOD Cost Estimate

Per your request, the Treasure Coast Regional Planning Council (TCRPC) has developed a potential scope of tasks to be completed for the selection, review, evaluation, and approval of a transit oriented development (TOD) at the Boca Raton Tri-Rail station. This work would be completed via an interagency agreement between the South Florida Regional Transportation Authority (SFRTA) and TCRPC.

Based on our discussions, it is our understanding the tasks requested of TCRPC would consist generally of the following:

Participate in Selection Committee
Preliminary Meeting with Selected Proposer for presentation of proposed site plan concept
Preliminary Meeting with City staff
Review site plan per City regulations & codes
Provide written critique of proposed site plan concept
Review 30/60/100% plans
Follow-up Meetings with Proposer
Preliminary workshop with City Commission (before Commission public hearings)
Four public hearings with City to approve development as conditional use (1 Community Appearance Board, 1 Planning & Zoning, 2 City Commission)
Three public hearings with SFRTA (2 Property Committee, 1 Board)
Coordinate TOD development with City pending multi-modal land use evaluation (types of land uses, land use configuration, multi-modal interconnectivity through Dec 2007)

These tasks are estimated to consume between 275 and 350 hours of staff time, which equates to an estimated cost between \$30,250 and \$38,500 given current billable rates in the existing SFRTA/TCRPC contract.

In addition, as requested, we have developed a scope of tasks for the economic evaluation of proposals for the site. Based on discussions with three economic consulting firms, the range of tasks applicable to this project include the following:

Develop baseline fair market return to SFRTA for variety of potential uses (e.g., retail, office, residential, mix of uses)

Evaluate proposed lease terms/rates for SFRTA from a single top-ranked proposal or several short-listed proposals

Depending on the depth and type of analysis desired by the SFRTA, the cost estimates for economic analysis range from \$15,000 to \$25,000.

Please let me know if you need additional information. Thank you.



Kimley-Horn
and Associates, Inc.

January 10, 2007

Ms. Loraine Cargill
Transportation Planning Manager
South Florida Regional Transportation Authority
800 NW 33rd Street, Suite 100
Pompano Beach, FL 33064

■
Suite 109
5200 N.W. 33rd Avenue
Ft. Lauderdale, Florida
33309

**Re: *Tri-Rail Boca Raton Station
Phase II Joint Development Project***

Dear Loraine:

We are very interested in assisting with the traffic and market analysis for the Tri-Rail Boca Raton Station Phase II Joint Development Project. Our understanding of the required analysis and our fee estimate for these services are provided below.

Traffic Analysis

One of the traffic engineers in our office is familiar with the Boca Technology Center DRI and believes that a NOPC will be required due to expiration of the DRI and the change in land use. In addition, the City of Boca Raton will require a site specific traffic impact study.

The fees for the traffic analysis are estimated as follows:

- DRI NOPC Traffic Analysis - \$10,000 to \$12,000
- City of Boca Raton Site Specific Traffic Impact Study - \$5,000 to \$7,500

Market Analysis

The market analysis would be performed by Integra Realty Resources and tasks would include the following:

- Inspecting the site and surrounding market area
- Conducting relevant market research and identifying within the submarket trade area comparable/competitive developments in terms of development size, type of tenants and uses, lease rates, occupancies, and other information
- Providing an optimum development scenario and potential lease rates for subtenants of the office and retail components of the proposed development
- Providing recommendations as to the optimum development scenario that would be compatible with the Boca Tri-Rail Station.



Kimley-Horn
and Associates, Inc.

Mr. Loraine Cargill, January 10, 2007, Page 2

The fees for the market analysis are estimate as follows:

- Market Analysis - \$25,000 to \$30,000

Please contact me if you have any questions with the above or if you would like to discuss our understanding of the project. Thanks for your consideration and we look forward to serving the SFRTA on this project.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Gregory S. Kyle, AICP
Project Manager

O:\gkyle\SFRTA\Work Order 11\Fee Estimate 011007.doc

SIEMON & LARSEN, P.A.

Mizner Park
433 Plaza Real, Suite 339, Boca Raton, Florida 33432
Telephone (561) 368-3808 - Facsimile (561) 368-4008
E-Mail - info@siemonlarsen.com

January 8, 2007

Loraine Cargill
Transportation Planning Manager / EEO Officer
South Florida Regional Transportation Authority
800 NW 33rd Street, Suite 100
Pompano Beach, FL 33064

RE: Modification to Boca Technology Center DRI & related matters

Dear Loraine:

You have asked our firm to prepare a preliminary cost estimate for our professional services and a timeline of the necessary steps in order to do two things: (1) modify the Boca Technology Center DRI in order to extend the buildout date beyond the current buildout date of November 30, 2008 and allow SFRTA to build 60,000 square feet of office and 10,000 square feet of transit oriented retail as a part of a future Phase 2 of the Boca Tri-Rail station instead of what is currently allowed which is 50,000 square feet of office and 20,000 square feet of transit oriented retail; (2) petition the City of Boca Raton to modify or eliminate some of the restrictive provisions of the Intermodal Node Conditional Use section of the Light Industrial Research Park (LIRP) zoning district that was put in place during the establishment of the conditional use over three years ago.

Our fees would be billed on a time and expense basis. As a normal matter, we would not expect our fees for both matters above to exceed \$50,000. This does not include any application fees that would be collected by various governmental organizations in order to process the applications. According to the latest application fees for the City of Boca Raton, a text amendment to the zoning code would cost \$701.00 and an NOPC (Notice of Proposed Change) to a DRI would cost \$3,631.00. Additionally, the Treasure Coast Regional Planning Council (TCRPC) requires a non-refundable review fee of \$2,500.00 for an NOPC.

Attached to this letter is a timeline of events, should we be given authority to proceed on January 26, 2007. As you will notice, the timeline for the amendment to the zoning code follows the same path as the NOPC. We have tentatively assumed that the City would want the two items that are related to follow the same path. However, often a matter such as a text amendment to the zoning code can drag through the City's review procedures and it might end up taking awhile longer to complete. Also, in spite of statutory guidelines, Boca Raton often takes longer when it comes to scheduling items for public hearing so the dates we have outlined for the public hearings are subject to change.

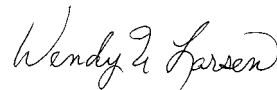
Loraine Cargill
Page 2 of 2
January 8, 2007

After reviewing the background materials, including the latest DRI as amended by the Stile Corporation in 2006, our preliminary analysis is that the additional 10,000 square feet of office that SFRTA desires to build, along with an extension of the buildout date of less than five (5) years, would not constitute a substantial deviation to the BTC DRI and that only the NOPC process¹ to amend the DRI would be required. It is our understanding that the additional 10,000 square feet of office would have to be added into the DRI and tested for road concurrency. Because the retail that was approved for the site was “transit-oriented” retail, it was not tested for road concurrency purposes. Therefore, by giving up 10,000 square feet of the transit oriented retail, SFRTA cannot “convert” or “gain” back any equivalent amount of office, i.e. the transit oriented retail has no value with regard to traffic.

The worst-case analysis for this process is that the local or regional government determines that the changes to the DRI are substantial in nature, which would require a complete DRI review of the proposed changes to the DRI. This would incur additional time to the process of about 200 days and a review fee to TCRPC of \$35,000.00. The statutes provide criteria for the definition of “substantial deviation” and our preliminary analysis is that the proposed changes do not meet the definition.

Please do not hesitate to contact us with any questions.




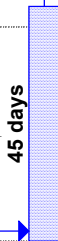









Sincerely,

A handwritten signature in cursive script, reading "Wendy U. Larsen".

Wendy U. Larsen

¹ As shown in the attached timeline.

SFRTA -- timeline for NOPC to DRI and revision to Zoning Code

ID	Task Name	Duration	Start	Finish	January 1	January 2	February	March 1	March 21	April 11	May 1	May 21	June 11
1	NOPC to Boca Technology Center DRI	114 days	Mon 1/29/07	Tue 5/22/07									
2	Background research/preparation of application materials	30 days	Mon 1/29/07	Tue 2/27/07									
3	Apply for NOPC	1 day	Wed 2/28/07	Wed 2/28/07									
4	RPC/DCA review period for NOPC	45 days	Thu 3/1/07	Sat 4/14/07									
5	Planning & Zoning Board (within 15 days of receipt of comments from RPC/DCA)	1 day	Thu 5/3/07	Thu 5/3/07									
6	City Council	1 day	Tue 5/22/07	Tue 5/22/07									
7	Revise Conditional Intermodal Node Zoning Regulations	135 days	Mon 1/29/07	Tue 6/12/07									
8	Preparation of application materials	30 days	Mon 1/29/07	Tue 2/27/07									
9	Apply for zoning text amendment	1 day	Wed 2/28/07	Wed 2/28/07									
10	City review of text amendment to zoning code, including applicant revisions	45 days	Thu 3/1/07	Sat 4/14/07									
11	Planning & Zoning Board	1 day	Thu 5/3/07	Thu 5/3/07									
12	City Council 1st reading	1 day	Tue 5/22/07	Tue 5/22/07									
13	City Council 2nd reading	1 day	Tue 6/12/07	Tue 6/12/07									

Activity ID	Activity Description	Cal ID	Orig Dur	Early Start	Early Finish	Total Float	2007												2008														
							D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	
Kick-Off Project / Working Group																																	
TOD0160	Kick-Off Meeting of Working Group	2	0		29JAN07*	55																											
NOPC to Boca Technology Center DRI																																	
TOD0180	NOPC to Boca Technology Center DRI - Summary	2	82*	29JAN07	22MAY07	15																											
TOD0182	Background Research/Prepare Application Material	2	22	29JAN07*	27FEB07	15																											
TOD0185	Resolve Traffic Issues	2	20	29JAN07	23FEB07	49																											
TOD0184	Apply for NOPC	2	0		28FEB07	15																											
TOD0186	RPC/DCA Review Period for NOPC	2	32	01MAR07	13APR07	15																											
TOD0188	Planning and Zoning Board(within 15days RPC/DCA)	2	0		03MAY07	15																											
TOD0192	City Council	2	0		22MAY07	15																											
Revise Conditional Intermodal Node Zoning																																	
TOD0885	Revise Conditional Intermod. Node Zoning-Summary	2	97*	29JAN07	12JUN07	0																											
TOD0900	Prepare Application Materials	2	22	29JAN07*	27FEB07	0																											
TOD0910	Apply for Zoning Text Amendment	2	0		28FEB07	0																											
TOD0920	City Review of Text Amendment to Zoning Code	2	32	01MAR07	13APR07	0																											
TOD0930	Planning and Zoning Board	2	0		03MAY07	0																											
TOD0940	City Council 1st Reading	2	0		22MAY07	0																											
TOD0950	City Council 2nd Reading	2	0		12JUN07	0																											
Market Analysis																																	
TOD0170	Prepare a Market Analysis	2	42	29JAN07*	27MAR07	55																											
Procurement Process																																	
TOD0285	Procurement Process - Summary	2	228*	29JAN07	12DEC07	0																											
TOD0290	Update Developer Mailing List	2	15	29JAN07*	16FEB07	30																											
TOD0300	Prepare Bid Specifications/Schedule	2	52	02APR07	12JUN07	0																											
TOD0305	Ground Lease Prototype Preparation	2	52	02APR07	12JUN07	0																											
TOD0310	Legal Reviews	2	52	02APR07	12JUN07	0																											
TOD0320	Procurement Review	2	52	02APR07	12JUN07	0																											
TOD0325	SFRTA Property Committee/Board Review	2	8	13JUN07	22JUN07	0																											
TOD0340	SFRTA Property Committee/Board Approval	2	0		22JUN07	0																											
TOD0350	Advertise Procurement to Seek Developer	2	40	25JUN07	17AUG07	0																											
TOD0400	Responses Received	2	0		17AUG07	0																											
TOD0410	SFRTA Review and Shortlist	2	20	20AUG07	14SEP07	0																											
TOD0430	SFRTA Requests Developer Proposals	2	40	17SEP07	09NOV07	0																											
TOD0440	Developer Proposals Received	2	0		09NOV07	0																											
TOD0450	SFRTA Proposal Review	2	20	12NOV07	07DEC07	0																											
TOD0460	Property Committee/Board Proposal Approval	2	0		07DEC07	0																											
TOD0470	Ground Lease Executed	2	0		12DEC07	0																											
Design Development																																	
TOD0190	Develop Design of TOD	2	205*	13DEC07	24SEP08	0																											
TOD0195	Developer Proposes Design/Schedule	2	0	13DEC07		0																											
TOD0197	Working Group Approves Design/Schedule	2	0		13DEC07	53																											
TOD0200	Develop 30% Design Level of TOD	2	40	13DEC07	06FEB08	0																											
TOD0210	TCRPC/SFRTA Review 30% Design Level of TOD	2	15	07FEB08	27FEB08	39																											
TOD0212	Develop 60% Design Level of TOD	2	54	07FEB08	22APR08	0																											
TOD0215	TCRPC/SFRTA Review 60% Design Level of TOD	2	15	23APR08	13MAY08	0																											
TOD0217	Develop 100% Design Level of TOD	2	30	23APR08	03JUN08	5																											
TOD0218	TCRPC/SFRTA Review 100% Design Level of TOD	2	15	14MAY08	03JUN08	5																											
TOD0220	Meet with City Staff and Other Stakeholders	2	20	14MAY08	10JUN08	0																											

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING: JANUARY 26, 2007

AGENDA ITEM REPORT

☐ Consent ☒ Regular ☐ Public Hearing

MODIFICATION TO PURCHASE ORDER NO. 05-000380 WITH
HOLLAND & KNIGHT, LLP FOR SPECIAL LEGAL SERVICES RELATED
TO THE BOCA RATON PHASE II JOINT DEVELOPMENT PROJECT

REQUESTED ACTION:

MOTION TO RECOMMEND: Modification to Purchase Order No. 05-000380 between South Florida Regional Transportation Authority and Holland & Knight, LLP for Special Legal Services related to the Boca Raton Phase II Joint Development Project in the not-to exceed amount of \$16,818.36.

SUMMARY EXPLANATION AND BACKGROUND:

On March 24, 2006, the SFRTA Governing Board approved a modification in the amount of \$50,000 to Purchase Order No. 05-000380 between SFRTA and Holland & Knight for a total purchase order amount of \$100,000, for special legal services related to the Boca Raton Phase II Joint Development Project. Such special legal services included preparing counterproposals, conducting negotiations, and finalizing a mutually beneficial ground lease between San Remo Developments (Preferred Developer) and SFRTA.

On March 24, 2006, the Property Committee moved to direct staff to engage in final negotiations with the Preferred Developer and bring back a fair proposal to the Property Committee at the April 28, 2006 meeting.

On April 28, 2006, staff presented the Property Committee with information regarding a new appraisal amount for the Phase II site. This amount reflected an increase in value of the property of approximately \$2,150,000. In light of this new information, the Property Committee directed staff to try to re-negotiate the economic terms of the lease with the Preferred Developer and bring back a more equitable proposal to the Property Committee.

(Continued on Page 2)

Department: Planning & Capital Development

Department Director: Jack Stephens

Project Manager: Loraine Cargill

FISCAL IMPACT: Funding in the amount of \$16,818.36 will be funded from SFRTA's Fiscal Year 2006 - 2007 Operating Budget.

EXHIBITS ATTACHED: None

MODIFICATION TO PURCHASE ORDER NO. 05-000380 WITH
HOLLAND & KNIGHT, LLP FOR SPECIAL LEGAL SERVICES RELATED
TO THE BOCA RATON PHASE II JOINT DEVELOPMENT PROJECT

Staff along with Mr. George Morgan continued to negotiate with the Preferred Developer from the period of May 2006 thru August 2006 to reach a consensus on the terms of a Lease Agreement to no avail. On August 25, 2006, the Property Committee agreed to cancel on-going negotiations with the Preferred Developer. This amount of \$16,818.36 represents legal fees incurred throughout the on-going negotiations with the Preferred Developer for the period of May through August 2006.

PAYMENT TO HOLLAND & KNIGHT FOR SPECIAL LEGAL SERVICES RELATED TO
THE BOCA RATION STATION PHASE II JOINT DEVELOPMENT PROJECT

Committee Action:

Approved: _____ Yes _____ No

Vote: _____ Unanimous

Amended Motion:

George Morgan	_____	Yes	_____	No
Bill T. Smith	_____	Yes	_____	No

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING: JANUARY 26, 2007

INFORMATION ITEM REPORT

☐ Information Item ☒ Presentation

TRI-RAIL STATION PARKING AND CIRCULATION STUDY

SUMMARY EXPLANATION AND BACKGROUND:

The primary purpose of this study is to identify existing and future parking needs at Tri-Rail stations, and to develop a staged parking improvement implementation plan. An inventory and usage survey was conducted. Demand projections for parking at each Tri-Rail station have been completed and will be discussed. The South Florida Regional Transportation Authority (SFRTA) and the Consultants are currently developing recommendations for enhancements to parking capacity, vehicular and pedestrian circulation, loading areas, bicycle facilities, and transit amenities.

SFRTA staff plans to return in January to the SFRTA Board for approval of the full study results including a priority project list and implementation schedule.

Mr. Eric Goodman, Transportation Planner of SFRTA, will be in attendance to provide a PowerPoint presentation on the study.

EXHIBITS ATTACHED: Exhibit 1: Tri-Rail Station Parking and Circulation Study
Presentation (To be provided at the meeting)

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING: JANUARY 26, 2007

INFORMATION ITEM REPORT

☒ Information Item ☐ Presentation

TRI-RAIL STATION AREA
LAND USE, ZONING AND GOVERNMENT OWNED PROPERTIES

SUMMARY EXPLANATION AND BACKGROUND:

At the September 22, 2006 Property Committee meeting, staff was directed to prepare maps of the land use, zoning, and government owned properties surrounding Tri-Rail stations. These were presented at the October 27, 2006 Property Committee meeting. At that time, the Committee Members requested that maps of government owned properties be keyed to ownership information.

Attached as Exhibit 1 are land use maps, zoning maps, and updated government owned property maps for each half mile Tri-Rail station area.

EXHIBIT ATTACHED: Exhibit 1: Land Use, Zoning, and Government Property Maps and
Tables of Government Owned Properties